

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

001879

THIS deed is made by Robert A. Marden, Personal Representative of the Estate of Donald W. Fitch, Deceased, Grantor, TO Hope Reedy of 54 Violette Avenue, Waterville, Maine 04901, Grantee.

WHEREAS, the Last Will of Donald W. Fitch, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantee.

NOW, THEREFORE, Grantor conveys, assigns, transfers and releases to Grantee the following described real property:

A certain lot or parcel of land situated in said Waterville and being Lot No. 26 and the easterly half of Lot No. 27 on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc., April, 1951, and recorded in Kennebec County Registry of Deeds Plan Book 17 Page 86, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to Lorraine V. McAleer and Louis N. Violette as Trustees under Deed of Trust from Robert J. Violette et als., dated December 26, 1957, and recorded in Kennebec County Registry of Deeds Book 1102 Page 256. This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no building house costing less than six thousand (\$6,000.00) dollars shall be built thereon.

Being the same premises conveyed from Paul S. Nelson and Barbara K. Nelson to Donald W. Fitch and Germaine E. Fitch dated September 29, 1977, and recorded in the Kennebec County Registry of Deeds Book 2049 Page 59.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED: January 28, 1991

Estate of Donald W. Fitch

By: 

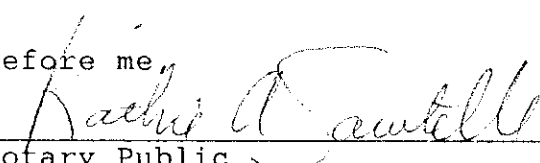
Robert A. Marden
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: January 28, 1991

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Robert A. Marden, as Personal Representative of the Estate of Donald W. Fitch, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,


Notary Public

SEAL

Kathie A. Sawtelle
Notary Public
My Commission Expires 8-21-94

RECEIVED KENNEBEC SS.

1991 FEB -1 AM 9:00

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REGISTER OF DEEDS